

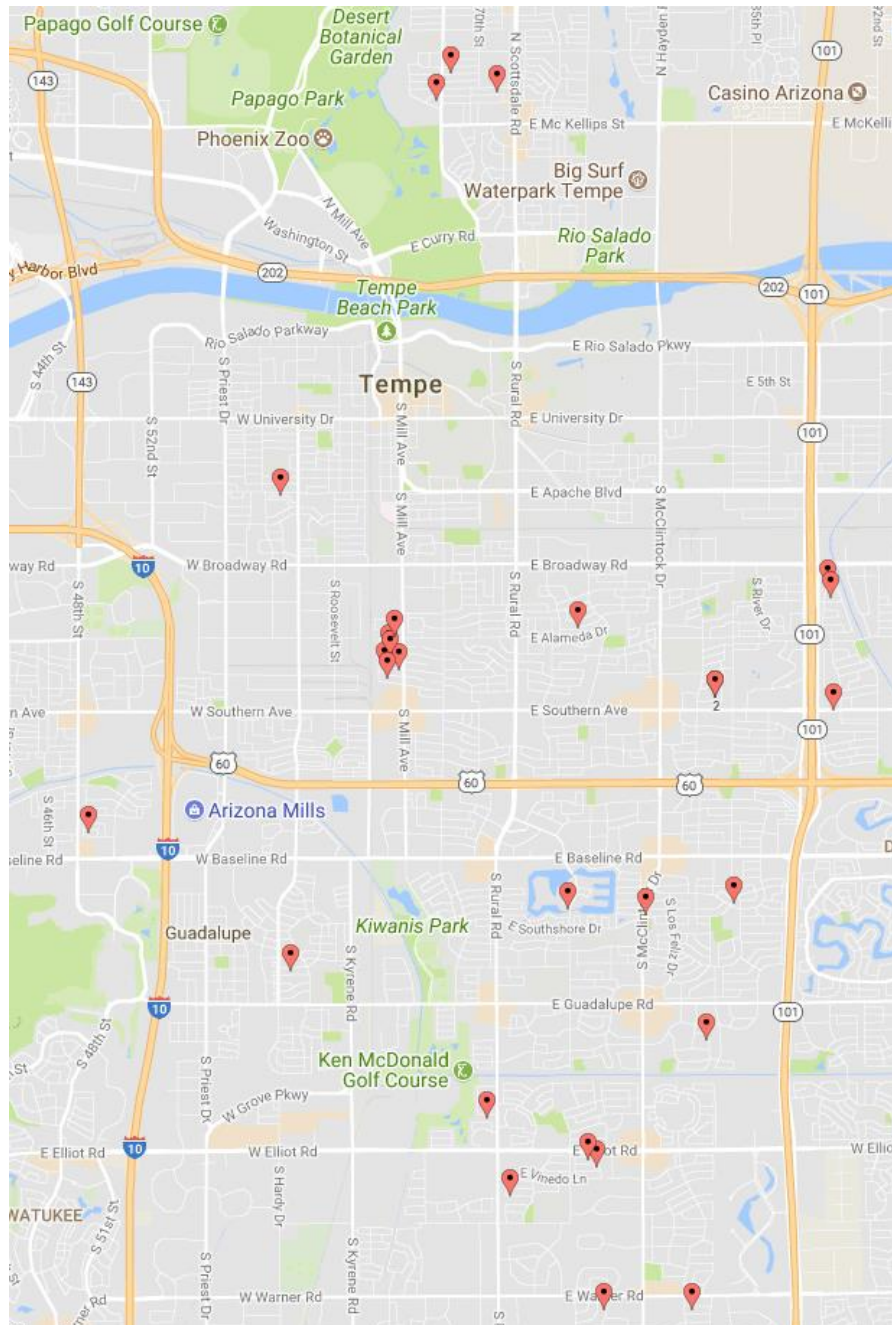


City Manager's Working Group Arterial Walls Public Input Summary

Overview

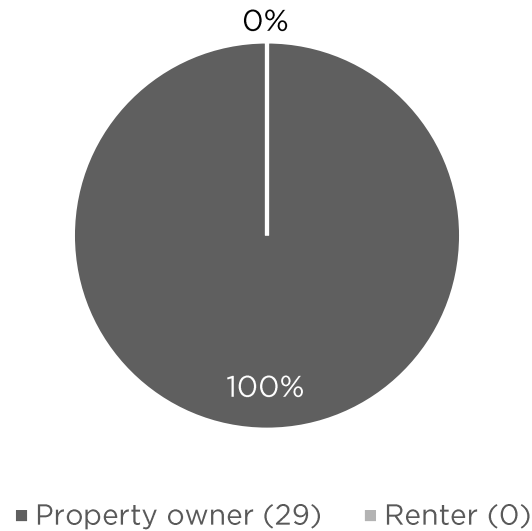
A public meeting was held on November 29, 2017 at 5:30 pm at the Tempe Public Library to get feedback on options for addressing deteriorated walls on major arterials. Surveys were available at the meeting and online from November 29, 2017 through January 31, 2018. A total of 29 survey responses were received.

Map of Survey Respondents



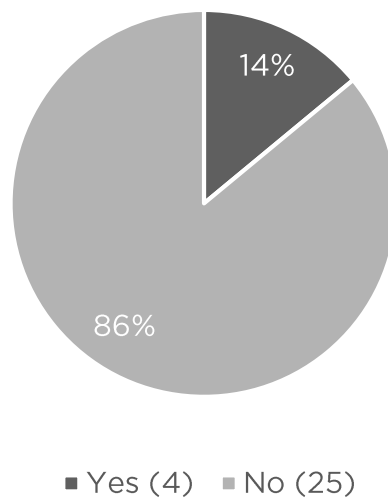
Survey Results

1. Are you a property owner or a renter?



Responses: 29

2. Is your home directly beside/adjacent to or backing up to a major arterial street?

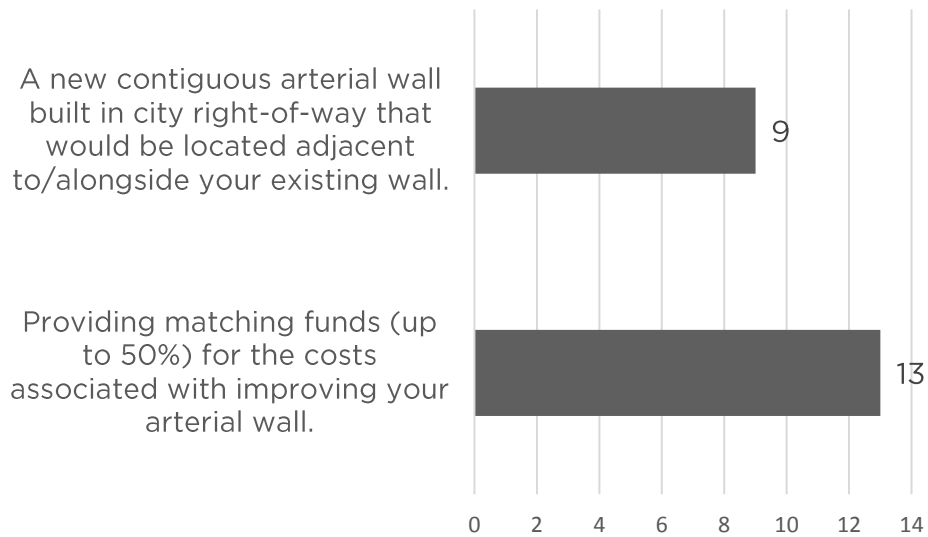


Responses: 29

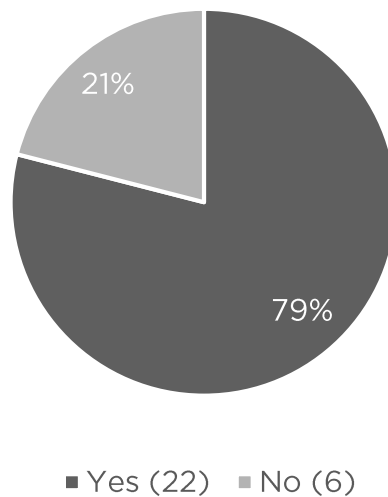
3. If yes, please identify your two major crossroads:

1. Mill and Alameda
2. McClintock and Baseline
3. McClintock and Los Feliz
4. Rural and Elliot

4. If a property owner, would you support the following (check all that apply):

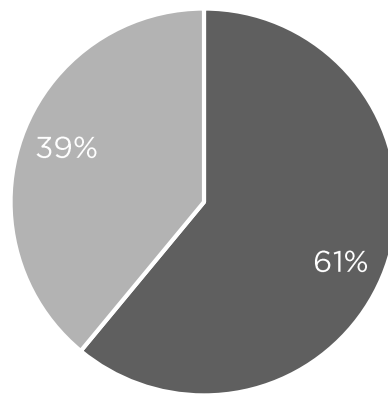


5. Do you support public art enhancements on arterial walls?



Responses: 28

6. Is the idea of arterial wall improvements and beautification a priority to you?



■ Yes (17) ■ No (11)

Responses: 28

Why or why not?

13 yes responses answered:

1. Although I understand you feel this impacts the impression of a city, so do poor roads, old striping on roads, pan handlers on every street corner, etc. IT IS THE RESPONSIBILITY of the homeowner and code enforcement needs to be used. I prefer not to have my tax money improve the value or appearance private property.
2. Tempe has some shabby-looking walls. I live in The Lakes, so I especially notice the walls along Baseline Road. To make improvements, the City must take action. I support splitting the cost 50-50 with owners. Building two adjacent walls is insane. A case in point: the adjacent chain link fence and block wall along Southshore Drive. When the school built the chain link fence higher than The Lakes' block wall, The Lakes spent a small fortune to raise their wall higher. Plus, if you build an adjacent wall, the owner's wall could crumble and damage the City's wall. Also, all kinds of bacteria, mold, insects, water, and trash would get in between the two walls causing health concerns. And finally, the owners would not derive any benefit because they would still have to live with their old broken-down wall, or pay a lot to tear down the old wall. They may as well invest that money to go in with the City on a new wall. Best wishes for getting all the homeowners to pay their fair share, more than fair if you provide matching funds.
3. Arterial walls that are clean and well-designed can make a big difference in how an area is perceived. Art work enhancement would only make the perception more unique.
4. City image of streets/landscape important
5. Deteriorating walls lead to and identify deteriorating neighborhoods and invite crime and further deterioration.

6. Deteriorated walls affect the visual impression of not only the neighborhood, but also reflect on the city.
7. Mill Avenue is a major artery in our city and certainly adds to the image of our whole area. A continuation of palm trees, artistic type walls south from Alameda to the freeway would enhance the major impression of our city to visitors and city dwellers headed for our downtown area.
8. Yes, I think that beautifying our streets as people enter the City is a great way to use resources.
9. I live in the Holdeman Neighborhood (near Priest Dr & Broadway Rd). The arterial walls facing Priest Dr need major improvements. Some of the homes alongside Priest Dr don't even have a wall and it's just a fence. Adding a new continuous arterial wall alongside portions of Priest Dr would be a major benefit to our neighborhood.
10. It enhances the value of all the homes in the neighborhood.
11. Arterial walls seem to fall in a gray area and the current arrangement seems to be misunderstood by many homeowners, similar to alleyway maintenance. I think anything to clarify that arrangement and improve their appearance would be a big positive, especially in non-HOA areas as they age.
12. I have responded yes to the questions above only because a no response is too definitive a negative. I do believe that there are very specific opportunities to improve the present conditions without a massive undertaking by the city or the property owners. A minimum acceptable standard could be established and applied that would allow a variety of solutions from simply a power wash, paint and repair, all the way to full wall replacement. For instance the property just north of the Los Feliz and Southern intersection has an old chain link fence that is the first thing you see when turning into the Los Feliz / McClintock neighborhood. That should be addressed. While in other locations a simple clean up or paint would be appropriate, and in most cases, nothing needs to be done. Selective improvements with the greatest impact would also be more cost effective.
13. better overall appearance and synchronicity

11 no responses answered:

1. Unless the existing wall is in such poor shape that it poses a risk to the homeowner or pedestrians outside the wall, this project exists only to enhance the beauty of the streets. While it is important to address this issue for reasons of attracting businesses and future homeowners to increase property values and taxes, it is small in comparison to issues that affect the health and safety of residents and visitors to our city.
2. Walls are property of Alameda Hoa and any cost to repair/replace need to be directed to the Board.
3. We have already paid to have the wall re-plastered and painted and then re-painted. It is the plants that the city put in and the watering system that destroy the plaster and the paint jobs.

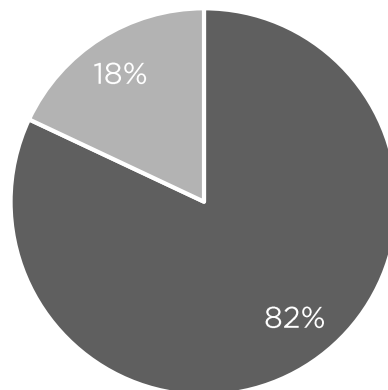
4. As a community within Carver Terrace, we applied for a grant to repaint/repair our arterial walls and some of the homeowners within the neighborhood individually donated to cover the costs over the grant. Not all of the neighbors contributed, but we were able to raise sufficient funds to complete the project. While I recognize that many of these neighborhoods have rental properties, it would be unfair to those of us who already paid out of pocket to improve our community to have to pay again for those less conscientious of their environment. Secondly, who would determine which projects get priority in a fair way? Although I would like Tempe to appear beautiful, I am not willing to pay for someone else's responsibility. Perhaps a small additional tax on rental properties would be a source of funding?
5. Because we need improvements to our parks. You already sold us a lie in that idea and now you come forward with this boondoggle.
6. I would very much prefer the city put in good landscaping and trees with irrigation to beautify. This fits in with the city goals for tree canopy and reduction of heat island effect. More walls does nothing but a short term solution. 20 years from now the walls will be old again and time will be spent removing graffiti again and again. Vines, bushes and trees and more trees will do more in the long run. Tree lined streets are more beautiful than wall lined streets. Tree lined streets help reduce the heat island. Tree lined streets increase clean air. Tree lined streets have been shown to reduce auto speeds in an area.
7. Public art on walls can be a distraction for drivers along those routes and would be difficult to repair should they be defaced with graffiti or damaged/destroyed by auto or other accident.
8. Many homes with walls need repair in our community. There should be some general consideration to how we help home owners in Tempe improve the look of walls along our streets-not just on the main arteries.
9. Don't believe taxpayer dollars should be spent on private property pucking winners and losers based on location. Believe code enforcement should deal with blight issues and if someone is not maintaining the wall as permitted then cite them to bring wall into compliance. If you are giving shared funding for walls should be available for all. I live on a corner lot and had to repair over 200 ft of wall but not on a "major intersection ". Why siuld I have a greater burden than someone who purchased a less location desirable lot, hence probably paid less per square ft and now are going to get an added benefit of my tax dollars for maintenance while I pay for my own too! Absolutely no!!!!
10. Some of these beautification efforts have become safety hazards. I am thinking that the contiguous walls may be moved even closer to the sidewalk/street, making it even more difficult to see when turning out of side streets. The beautification of the median along Elliott between Rural and McClintock has become a safety hazard. It was recently redone and has severely compromised visibility for getting out of the side streets, especially Juniper where people from Dayspring church are trying to make both left and right turns.

11. I support having an arterial wall because it would make the area look nicer.

1 answer didn't select yes or no

1. I have mixed feelings about this. Yes, I want all arterial walls to look nice because it makes Tempe a desirable place to live and keeps property values up. I think the property owners should share the cost of at least 50% because that is what our HOA requires of homeowners in our association. Neighborhoods without HOA's can rely on the city, which means all the taxpayers to keep up their property. We do not have that luxury and cannot afford to do needed work in our own 30 year old community. We do not even have enough to do grant work because we do not have the matching funds needed in order to participate. Our coffers are very low BECAUSE OUR WATER BILL HAS GONE FROM \$1500 TO \$3500 PER MONTH DURING OUR HIGHEST USE MONTHS. OTHER MONTHS ARE ALSO HIGHER. WE DID NOT PLAN ON THIS HIGH INCREASE AND SO WE HAVE DRAINED OUR RESERVES PAYING FOR WATER AND TRYING TO KEEP UP ON REPAIRS IN A 30 YEAR OLD COMMUNITY!!! How about finding fundamental to enhance all arterial with the rocks and plants that have been installed along non HOA communities. Art work would be nice but where would the money come from for that and for it's upkeep? It has been stated that there are no funds available to even paint the walls. When the city can tell us how they plan to pay for any of this I would be better able to make an informed decision. I need to see the city making some better decisions on how monies are spent and businesses are rewarded by giving them big breaks on taxes, etc.

7. Would you encourage the city to pursue funding sources for this endeavor?



■ Yes (23) ■ No (5)

Responses: 28

8. Additional Comments:

1. I am 51 years-old and a lifelong Tempe resident. For the past 25 years, I have owned a home at Geneva/Mill Ave. I have long felt that Mill Ave. - as a major artery to both ASU and downtown Tempe - has received little love from the city. It's limited length (ending at Baseline) and freeway access even further the argument that Mill Ave. south of 13th street should be a priority for the city to modify and beautify. Many city employees, students, and out-of-towners, travel down Mill Ave. each day. It also has one of the most happening intersections in the city - Mill & Southern. There has been talk for years of expanding the Light Rail down Mill Ave, and I would welcome that, too, but I know it's a long shot. Erecting arterial walls along Mill is a good next step and a no-brainer. Please do this.
2. As the Chair of my Neighborhood Association, I fully support this.
3. The city should do what they promised before making new promises.
4. I believe there may be several funding opportunities through grants to local neighborhood associations that can be tapped for some of these costs. I am an architect and would be happy to participate in assisting the city in any way that could be helpful.
5. Since the wall is the responsibility of the homeowner, a matching program is a good compromise. However, plans should be made for those homeowners that do not wish or are unable to cooperate. Educating the property owners of the pros and cons and keeping them a part of the planning process throughout is key to gaining full cooperation. Having a few cheerleaders that are going to be personally affected wouldn't hurt either.
6. Pursue funding sources that do not include taxing the citizens who take responsibility for repairing/repainting their own walls. Grants? Tax on rental properties?
7. Please add natural beauty and art instead of more walls.
8. Most of the recent suggested improvements have focused on McClintock and Mill Avenues. There has been little or no focus on neighborhoods east of the 101 freeway. There is no neighborhood bus or transit link to the light rail station in Broadway Palms or Tempe Southern Palms. Valley Metro buses run along Broadway and Southern. There have been no improvements for walkers/runners/bikers on the Tempe side of the canal. The only improvement currently scheduled is upgrades to Daumler Park. I hope the city will look beyond McClintock, Mill and Rural at some point.
9. As long as it is private monies and the homeowner has to pay a minimum of 50% towards the improvements. Again, you have the power to make and enforce code. USE IT!
10. While I see the benefit of these medians in making the arterial streets visually more appealing than a broad expanse of pavement, I think the landscape designers need to consult traffic engineers when designing them. The landscaping along the arterial walls also needs to be not only controlled in the initial design, consistently maintained, so that visibility is not compromised.

11. You'll need to pay for it somehow, so start with the absolute worst, most trashy arterial walls, and go slowly but surely through the city until you fix all the arterial walls in Tempe. It could take years. But people will want their neighborhood to participate once they see how good it will look, and how it will improve their property values and neighborhood safety. There might be county, state, or federal grant money available to help pay more than 50% in low-income neighborhoods where the owners cannot afford to maintain their walls.
12. Our neighborhood association has encouraged neighbors to maintain their walls by - Notifying them that they are responsible for the wall - many do not realize that the outside of the wall near the street is their property and they are responsible for its maintenance. We have placed articles in our local newsletter distributed by the city to do so. On two occasions in the last 20 years, we have gone door to door for donations to repair and paint these fences/walls. We have asked neighbors with adjoining walls to contribute a larger share and most have been happy to do so.
13. A yes if it is for walls all over the community and not just the main arteries.
14. Not appropriate use of taxpayer dollars
15. This would separate us from Phoenix to show that we Tempe, which everyone forgets. If the city decides to do our arterial walls, it would be nice if they could all be at the same height. Right now we go from a 5ft to 6ft. Our area needs to be defined as a neighborhood not a commercial area. We are working to make know we are a neighborhood.